

The Board of Adjustment meeting will be accessible for online viewing at:

<https://zoom.us/j/9616100275> PASSCODE: FDhmG9

Or via phone at: 253-215-8782 with the following:

Meeting ID: 961 610 0275 and Passcode: 892471

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press *6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing *6.

Agenda
JUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
June 7, 2023, 1:30 p.m.

- 1. Call to order.**
- 2. A public hearing to consider each of the following;**

APPEAL #20468 – Appeal filed by Dive 32, c/o Daniel Carroll, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a private social club, with consumption of liquor, for fireman, EMT workers, and other first responders, at 3232 N. Dakota St.

**WARD 3 #AOP-9277-23 ZONE: Dutchtown Special Use District and
ZONE: "B" – Two-Family Dwelling District**

APPEAL #20470 – Appeal filed by Dun-Rite Auto Sales, LLC, c/o Natalie Harrison, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a used auto sales business and repair shop, with body work and painting (no detailing), at 6103 W. Florissant Ave.

WARD 13 #AOP-9392-23 ZONE: "F" – Neighborhood Commercial District

APPEAL #20471 – Appeal filed by Life Storage #7302, c/o Sherryl Samiento-Michel, from the determination of the Building Commissioner in the denial of an occupancy permit authoring the Petitioner to operate an inside self-storage facility, at 722 S. Vandeventer Ave.

**WARD 11 #AOP-9229-23 ZONE: Forest Park Southeast Form Based Code
Boulevard Type 2 and
ZONE: "K" – Unrestricted District**

APPEAL #11749 – Appeal filed by Melinda Stewart, from the determination of the Building Commissioner in the denial of a building permit authoring the Petitioner to do interior and exterior alterations (convert a three-family to a four-family), per plans, at 4459 Gibson Ave.

WARD 9 #AB-573980-23 ZONE: "B" – Two-Family Dwelling District

APPEAL #11750 – Appeal filed by Pagano Land Development, c/o Leah Gambino, from the determination of the Building Commissioner in the denial of a building permit authoring the Petitioner to do exterior alterations and construct a covered patio, per plans (zoning only), at 5046-48 Shaw Ave.

WARD 5 #AB-574105-23 ZONE: "J" – Industrial District

3. **Deliberations on the above hearings.**
4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;
 - A. Proceedings involving legal actions, causes of action or litigation or confidential or Privileged communications with attorneys as provided by Section 610.021(1) RSMo.
5. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on May 31, 2023.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment

J. Klitzing, Chairman

cc: Via Email:
 Zoning Staff
 Randall Mourning, Building Commissioner's Office
 Ed Ware, Building Inspection Section
 Jared Boyd, Mayor's Office
 Dan Isom
 Neal Richardson
 Neighborhood Stabilization Team
 Dale Ruthsatz, SLDC
 Sherran White, Building Inspection Section
 Brian Alcaraz, Building Inspection Section
 Chris Schlumm, Building Inspection Section
 Rob Orr, SLDC
 Russell Halliday
 Bennett Anderson
 Project Connect

Via Email with Attachments
Tracy Billups
City Counselor
Board Members
Debra Aaron

Via Hard Copy with Attachments:
Mary Hart Burton, Zoning Administrator
File